

058.C

0001

0225.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

535,200 / 535,200

USE VALUE:

535,200 / 535,200

ASSESSED:

535,200 / 535,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	225
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Owner 1: MENSEAH ROBERT D

Owner 2:

Owner 3:

Street 1: 6 FOREST ST

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: NARDELLA SARAH D/COSMO D -

Owner 2: NARDELLA ROSALIA -

Street 1: 1 WATERMILL PL #225

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1071 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

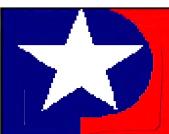
Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
102							0.000		535,200						535,200						153247	
																	GIS Ref					
																	GIS Ref					
																	Insp Date					
																					10/05/17	



USER DEFINED

Prior Id # 1:	153247
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	01:39:01
LAST REV Date	Time
12/03/20	10:40:51
jorourke	
5100	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

NARDELLA SARAH

71490-248

2

8/17/2018

555,000

No

No

BYRNES AMY C

36514-536

9/25/2002

325,000

No

No

ZANIBONI WALTER

30677-575

9/21/1999

231,000

No

No

21088-509

4/1/1991

1

No

No

F

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			Building Number 1.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:												
Sec Wall: 6	- Stucco 10 %			OthrFix:	Rating:												
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: N	- NONE			Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDO INFORMATION				Lvl 2									
Year Blt: 1988	Eff Yr Blt:			Location: F	- Front			Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor: 2	- 2nd Floor			Totals				RMs: 4	BRs: 2	Baths: 2	HB		
Const Mod:				% Own: 0.904900014				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name: 25 - 6040				Exterior:				No Unit	RMS	BRS	FL		
INTERIOR INFORMATION				DEPRECIATION				Interior:				1	4	2	0		
Avg Ht/FL: STD				Phys Cond: GD - Good	14. %			Additions:									
Prim Int Wal	1 - Drywall			Functional:	%			Kitchen:									
Sec Int Wall:	%			Economic:	%			Baths:									
Partition: T	- Typical			Special:	%			Plumbing:									
Prim Floors: 4	- Carpet			Override:	%			Electric:									
Sec Floors:	%			Total:	14.9 %			Heating:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:									
Subfloor:				Basic \$ / SQ: 325.00				Totals				1	4	2			
Bsmnt Gar: 1				Size Adj.: 1.06022406													
Electric: 3	- Typical			Const Adj.: 0.97656715													
Insulation: 2	- Typical			Adj \$ / SQ: 336.499													
Int vs Ext: S				Other Features: 45375													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 628935													
% Com Wal	% Sprinkled			Depreciation: 93711													
				Depreciated Total: 535224													
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 058.C-0001-0225.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																